

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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June 19, 2026

Lisa Porras, Planning Manager, Planning Division
City of San Carlos
600 Elm Street
San Carlos, CA 94070

Dear Lisa Porras:

RE: City of San Carlos – Enacted Senate Bill 79 (SB 79) Ordinance – Review Letter

Thank you for submitting the City of San Carlos's (City) adopted and enacted Ordinance 1634 amending Title 18 (Zoning Code) of the San Carlos Municipal Code to add a new Chapter 18.25A (Applicability of Government Code Section 65912.157 (Senate Bill 79)) to implement Senate Bill (SB) 79 within the City.

This letter consists of the California Housing Department of Housing and Community Development's (HCD) written findings pursuant to Government Code Section 65912.160, subdivision (d)(3) of SB 79 that the Ordinance is **in substantial compliance** with SB 79 as of the date of this letter.

Analysis

According to Ordinance 1634 and the included documents submitted by the City (detailed in Table 1 below), the Ordinance applies to properties located within one-quarter mile of the San Carlos Caltrain Station. The Ordinance identifies sites that are zoned MU-DC-100 (Mixed Use Downtown District), Mixed Use Downtown Core District, MU-SC-120 (Mixed-Use San Carlos Avenue District), and RM-100 (Multiple Family District) that are temporarily excluded from the applicability of SB 79 because such sites already permits developments (in terms of density and residential floor area ratio) at no less than 50 percent of the standards specified under subdivision (a) of Government Code Section 65912.157.¹

Table 1 Submittal Documents

	Filename	Document Description	Received Date
1	(SB 79) 02-Ordinance 1634_City Council	Ordinance	March 24, 2026
2	Meeting Packet_2026_03_23 -City Council Item 10(a)	City Council Staff Report and Attachments	March 24, 2026

¹ Gov. Code, § 65912.161, subd. (b)(1)(A).

Conclusion

Provided the submitted documentation and assertions by the City are complete and accurate, HCD finds that all the requirements have been met for adopting an ordinance compliant with SB 79.

Please note, HCD reserves the right to request additional information to monitor ongoing substantial compliance with SB 79 and may update or revoke its findings if new information comes to light. In addition, the Metropolitan Transportation Commission (MTC) SB 79 map shall have a rebuttable presumption of validity for use by project applicants and local governments² and therefore the City's Ordinance and zoning map should be at least as inclusive as MTC's map when it is made available.

HCD appreciates the cooperation of the City of San Carlos staff during the course of our review. HCD is committed to assisting the City in addressing all statutory requirements of SB 79. If you have any questions or need additional technical assistance, please contact Xjvirr Thomas, at Xjvirr.Thomas@hcd.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Melinda Coy', with a long horizontal stroke extending to the right.

Melinda Coy
Housing Accountability Unit Chief

² Gov. Code, § 65912.160, subd. (f).